ZONING CHANGE REVIEW SHEET

<u>CASE</u>: C14-2024-0056 (8557 Research Blvd – Moon) <u>DISTRICT</u>: 4

ADDRESS: 8557 Research Boulevard

ZONING FROM: GR-NP TO: CS-1-NP

SITE AREA: 5,000 sq. ft.

PROPERTY OWNER: Town North Holdings, LLC (Munkyong Bae)

APPLICANT/AGENT: Land Answers, Inc. (Tamara Mitchell)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends CS-1-NP, Commercial-Liquor Sales-Neighborhood Plan District, zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 11, 2024: Approved staff's recommendation of CS-1-NP zoning by consent (10-0, J. Mushtaler-arrived late; G. Cox and N. Barrera-Ramirez-absent); A. Azhar-1st, F. Maxwell-2nd.

CITY COUNCIL ACTION:

July 18, 2024

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 5,000 sq. ft. suite that is currently used as a karaoke lounge within an existing shopping center (Town North) located at the northeast intersection of Research Boulevard/U.S. Highway 183 and Fairfield Drive. There is GR-NP zoning surrounding the site to the north, south, east and west and a pad site of CS-1-CO-NP zoning (Mister Tramps Sports Bar) to the north within this retail center. The applicant is requesting CS-1-NP zoning to allow for a cocktail lounge use at this location.

The staff recommends the CS-1-NP zoning as the property meets the intent of the Commercial Liquor Sales base district. The site under consideration fronts on and takes access to the Research Boulevard Service Road, which is a Level 4/Major Arterial Roadway. There is Capital Metro bus service (Route 481) along the frontage road and a bus stop within 0.10 miles along Research Boulevard. The proposed rezoning will be compatible with surrounding land uses and zoning patterns because there are commercial, retail and restaurant uses to the north, south and east of the site. This property is located with the North Austin Civic Association Neighborhood Planning Area. The requested zoning is consistent with the Commercial land use designation on the Future Land Use Map (FLUM) for this tract of land. The CS-1-NP district would permit the applicant to utilize an existing retail suite to allow for a new commercial uses to provide additional services in this area of the city.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. The proposed zoning should be consistent with the purpose statement of the district sought.

Commercial-liquor sales (CS-1) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments. Liquor sales is one of the permitted uses in a CS-1 district.

Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

The property in question fronts onto and takes access from Research Boulevard a major arterial roadway/freeway.

2. Zoning changes should promote an orderly and compatible relationship among land uses

The proposed rezoning will be compatible with surrounding land uses and zoning patterns because there are commercial, retail and restaurant uses to the north, south and

east of the site and transportation options (a Capital Metro bus route and bus stop) along the Research Boulevard frontage road.

3. Zoning should allow for reasonable use of the property.

The proposed re-zoning of the site to the CS-1-NP district would allow the applicant to utilize an existing retail suite to allow for a new commercial uses on the site.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GR-NP	Indoor Entertainment (Dance Dance Karaoke Lounge)
North	CS-1-CO-NP, GR-	Cocktail Lounge (Mister Tramps Sports Bar), Retail
	NP	(Target)
South	GR-NP	Restaurant (Church's Chicken)
East	GR-NP	Retail Shopping Center (Town North: Sushi Hi
		Restaurant, House of Three Gorges, Hair City Beauty
		Salon and Massage, ATX Flowers, Hong Kong Super
		Market, Town North Medical & Health Clinic, Vapormax,
		Ramin Tatsu-ya, U.S. Post Office, Pho Van Vietnamese
		Cuisine, Coc's Café, Din Ho Chinese BBQ, Julie's
		Noodles, R&R Discount Furniture)
West	ROW	Research Boulevard/ U.S. Highway 183

NEIGHBORHOOD PLANNING AREA: North Austin Civic Association NP

WATERSHED: Little Walnut Creek

SCHOOLS: Austin I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District,

Austin Lost and Found Pets,

Austin Neighborhoods Council,

Friends of Austin Neighborhoods,

Go Austin Vamos Austin - North,

Homeless Neighborhood Association,

Neighborhood Empowerment Foundation,

North Austin Civic Association,

North Austin Civic Association Neighborhood Plan Contact Team (NACA NPCT),

North Growth Corridor Alliance,

SELTexas,

Shoal Creek Conservancy, Sierra Club,

Austin Regional Group

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CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL		
C14-2009-	GR-NP to	2/09/10: Approved staff's	3/11/10: Approved CS-1-CO-NP		
0163 (8565	CS-1-NP	recommendation of CS-1-CO- zoning on consent on all			
Research		NP zoning, with a CO to limit	readings (7-0); Spelman-1 st ,		
Boulevard		the site to less than 2,000	Cole-2 nd .		
North Bound)		vehicle trips per day, by			
		consent (8-0, J. Reddy-			
		absent); C. Small-1 st , D.			
		Sullivan-2 nd .			
C14-01-0037	SF-2, SF-3,	4/17/01: Approved staff rec.	5/24/01: Approved PC rec. on all		
	MF-2, MF-	of NO-NP, CS-NP, MF-2-NP,	3 readings (except Tract 9-on 1 st		
	3, LO, LR,	LO-NP, GR-NP, P-NP, LI-NP	reading only); (6-0)		
	GR, CS,	(9-0)			
	CS-1, LI,		8/09/01: Approved CS-NP for		
	LI-CO to		Tract 9 (7-0); 2 nd /3 rd readings		
	MF-2-NP,				
	NO-NP,				
	LO-NP,				
	GR-NP, CS-				
	NP, P-NP,				
	LI-NP				
C14-00-2167	SF-3 to LR	9/12/00: Approved staff rec.	10/12/00: Approved LR with		
		by consent (6-0)	conditions (7-0); all 3 readings		
C14-00-2151	SF-3 to GR	8/22/00: Approved staff rec.	9/28/00: Approved GR-CO with		
		of GR-CO (8-0, SA-absent)	conditions (7-0); all 3 readings		

<u>RELATED CASES</u>: C14-01-0037 (North Austin Civic Association Neighborhood Plan Rezonings)

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 8557-1/2 RESEARCH BLVD SERVICE ROAD NB. C14-2024-0056. North Austin Civic Association NP. FLUM: Commercial land use. Project: 8557 Research Blvd -Moon. 0.115-acre tract from GR-NP to CS-1-CO-NP. Existing: indoor entertainment (5,000 sf). Proposed: cocktail lounge (5,000 sf).

Yes	Imagine Austin Decision Guidelines						
Complete Community Measures *							
	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity						
	Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth						
	Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *:						
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail						
	station.						
	0.10 miles to bus stop along Research Blvd						
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.						
	Sidewalk present along Research Blvd						
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods						
	and services, and/or employment center.						
Y	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers						
	market.						
	Located in the same shopping center as Target Grocery						
	Connectivity and Education *: Located within 0.50 miles from a public school or university.						
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area,						
	park or walking trail.						
Y	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital,						
	urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)						
	Located in the same shopping center as a Medical Clinic						
	Housing Choice *: Expands the number of units and housing choice that suits a variety of household						
	sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat,						
	live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic						
	Housing Blueprint.						
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or						
	less) and/or fee in lieu for affordable housing.						
	Mixed use *: Provides a mix of residential and non-industrial uses.						
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex:						
	library, theater, museum, cultural center).						
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant						
	site.						
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film,						
	digital, theater.)						
	Workforce Development, the Economy and Education: Expands the economic base by creating						
	permanent jobs, especially in industries that are currently not represented in a particular area or that						
	promotes a new technology, and/or promotes educational opportunities and workforce development						
	training.						
17	Industrial Land: Preserves or enhances industrial land.						
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone						

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6 Number of "Yes's"

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 sq. ft. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire **Fire**

No comments.

Parks and Recreation

As of January 1, 2024, new commercial non-residential uses, such as cocktail lounge, are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

This tract is already developed, and the proposed zoning change is a footprint within the existing development

FYI This site is in the North Austin Civic Association Neighborhood Plan.

Transportation

ATD reviewer cannot verify proposed zoning. Please submit the conditional overlay language associated with this zoning change.

FYI - Right of Way requirements to be coordinated with TXDOT for Research Blvd Service Rd. Additional right-of-way may be required at the time of site plan.

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Fairfield Dr. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Fairfield Dr according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Research Blvd Service Rd	Level 4	TXDOT Roadway	TXDOT Roadway		Yes	Yes	Yes
Fairfield Dr	Level 2	84 feet	Approx 58 feet	Approx 40 feet	No	Yes	Yes

Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information

pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

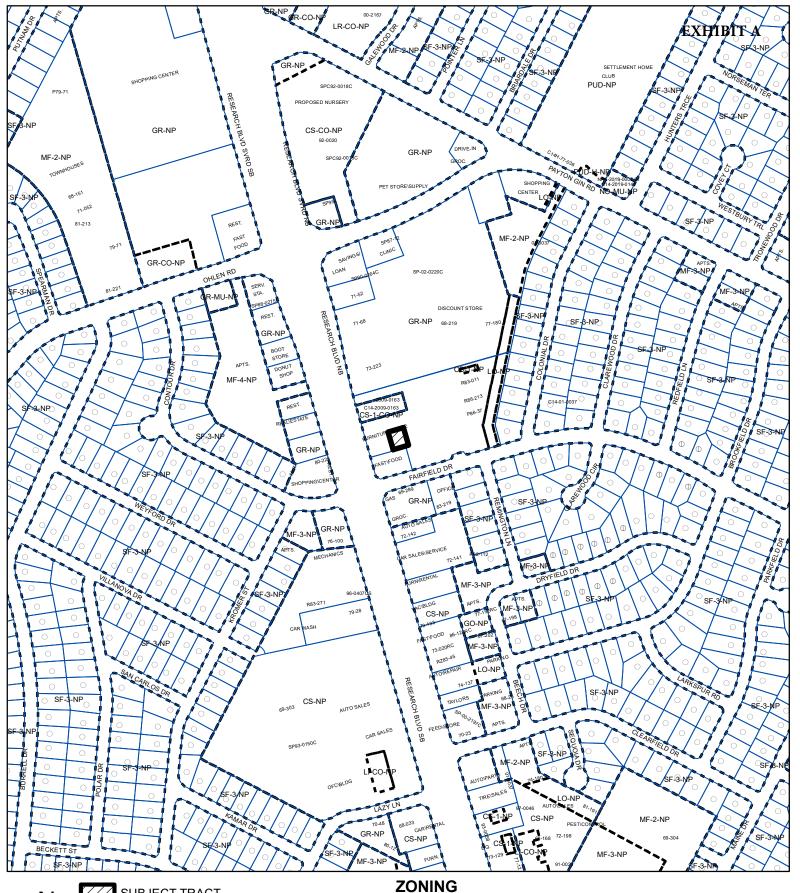
INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map

B. Aerial Map

C. Applicant's Request Letter

D. North Austin Civic Association Neighborhood Plan FLUM





SUBJECT TRACT

PENDING CASE

ZONING CASE#: C14-2024-0056



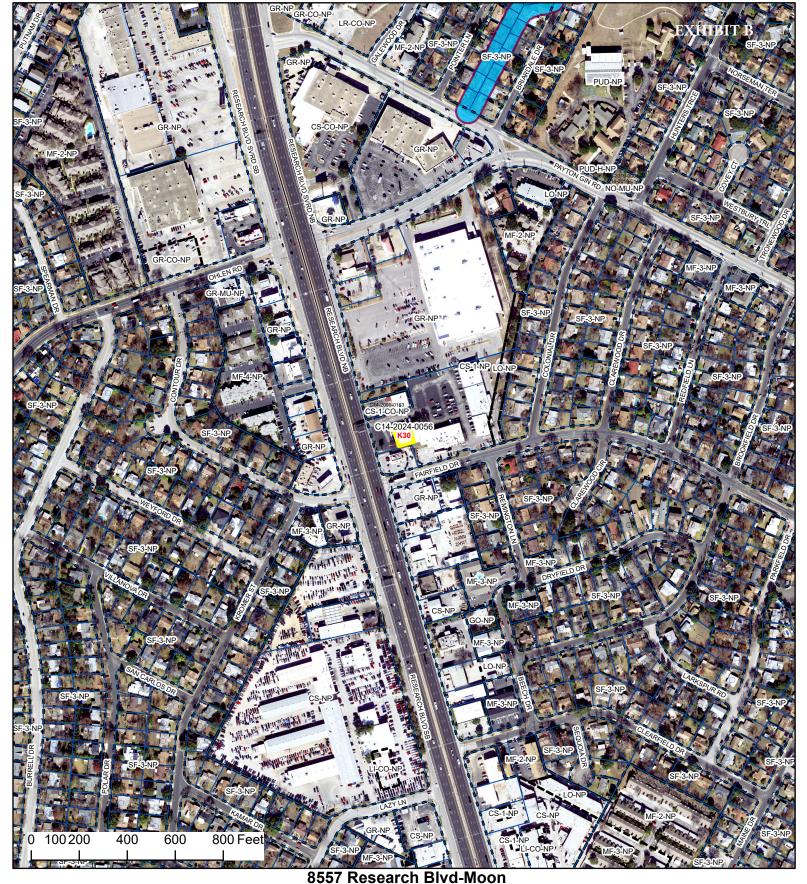
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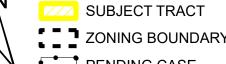


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Created: 4/11/2024





ZONING BOUNDARY PENDING CASE **CREEK BUFFER**

CASE#: C14-2024-0056

LOCATION: 8557 Research Blvd Svrd NB

SUBJECT AREA: 0.115 Acres K30 GRID:

> MANAGER: Sherri Sirwaitis



Created: 5/15/2024

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Development Planning Consultants

5311 Bull Run Austin, Texas 78727 (512) 228-6022

landanswers@sbcglobal.net

Sherri Sirwaitis Case Manager City of Austin P.O. Box 1088 Austin, TX 78767

Re: Rezoning Application for C14-2024-0056 / 8557 Research Blvd.

May 6, 2024

Dear Sherri,

We are writing to you today concerning our zoning application C14-2024-0056 at 8557 Research Boulevard, to respectfully request a zoning change on approximately 5,000 square feet of the property from the current GR-NP zoning (Community Commercial-Neighborhood Plan) to CS-1-NP zoning (Cocktail Lounge-Neighborhood Plan). We are requesting this rezoning to accommodate the addition of liquor sales in this suite for an existing karaoke lounge.

Please do not hesitate to reach out if you or your staff have any questions or need additional information concerning this application.

Respectfully,

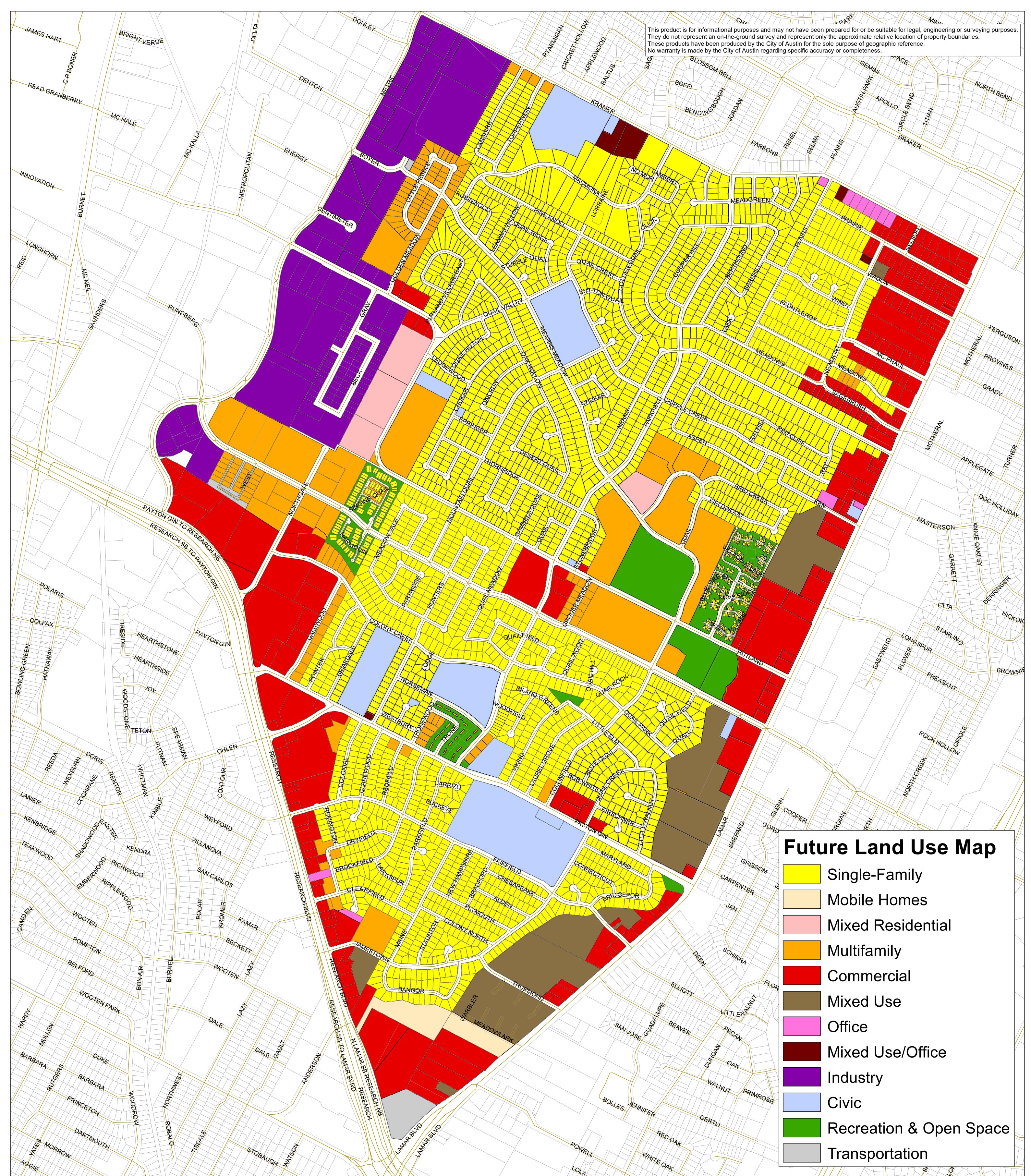
Tamara Mitchell

Project Manager

Land Answers, Inc.

5311 Bull Run

Austin, TX 78727





North Austin Civic Association Neighborhood Plan

Future Land Use Map Adopted June 2000 Modified: 4/19/2023



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

